



**160 Precedence Hill
Cochrane, Alberta**

MLS # A2327019



\$759,900

Division:	Precedence		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,489 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, See Remarks, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-MX
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	10-Panel Solar System		

PRICED BELOW MARKET VALUE (Sellers are relocating for work.) If you've been searching for a "next-to-new," move-in ready home with all the right finishes and upgrades, without the same old cookie-cutter floor plan, you've just found it! Welcome to this nearly 2,500 sq. ft. walkout home featuring 3 bedrooms, 2.5 bathrooms, and a layout that truly checks all the boxes. Highlights include engineered hardwood flooring, a gourmet built-in kitchen with a gas cooktop, full-height cabinetry, and under-cabinet lighting, a main floor office/den with sliding barn doors, a stunning feature fireplace, a large central bonus room, additional flex space upstairs, and a spacious primary retreat with a spa-inspired ensuite featuring dual vanities, a deep soaker tub, and a fully tiled shower with upgraded 10 mm glass. Both secondary bedrooms include walk-in closets, and the main bathroom is fully tiled as well. Additional upgrades include custom window coverings, central air conditioning, dual-zone climate control, tankless hot water, and a \$15,000 solar panel system designed to improve energy efficiency and help reduce utility costs. There are simply too many upgrades to list! And that's just the inside. Step outside to your own \$40,000 low-maintenance backyard oasis, complete with multiple deck spaces, a custom fire pit area with a fully stocked woodshed, and artificial turf, so you'll never have to mow the lawn. The bright walkout basement offers nearly 1,000 sq. ft. of undeveloped space, providing endless opportunities to create the basement of your dreams. Perfect for growing families and entertainers alike, this home is located in a beautiful, family-friendly community close to parks, pathways, shopping, amenities, and the SLS Centre. With the landscaping, decks, fencing, custom window coverings, air conditioning, and solar system already completed, there's nothing left to do but

move in and enjoy. Better yet, you'll enjoy the peace of mind of transferable new home warranty coverage while avoiding one of the biggest costs associated with buying new: No GST payable. To reiterate, this home is priced below market value. The sellers have intentionally priced it aggressively because their timeline to move into their next home is quickly approaching. Comparable homes without the benefit of completed landscaping and many of these upgrades have sold for more. At this price, this is an exceptional opportunity and one you won't want to miss.